

January 4 and 5, 2011



Tullahoma Municipal Airport Authority

807 William Northern Boulevard
P.O. Box 1581
Tullahoma, TN 37388

**Work Session Attendance
January 4 and 5, 2011**

Members Present

<input type="checkbox"/>	John Miller, Chairman
<input checked="" type="checkbox"/>	Sharon Tinkler
<input checked="" type="checkbox"/>	Dennis Hyde
<input type="checkbox"/>	Jim Apple
<input type="checkbox"/>	Karla Smith
<input checked="" type="checkbox"/>	Sam Crimm
<input checked="" type="checkbox"/>	Steve Worsham

Other Officials Present

<input checked="" type="checkbox"/>	Jon Glass, Airport Manager
<input type="checkbox"/>	Alderman Mike Norris
<input type="checkbox"/>	Wayne Thomas, Tullahoma News

Visitors

Chris Rounds (National Aerospace Education Center), Mike Mullins and Jason Waller (TN Skydiving).

Note: Where motions are noted as being approved, they were unanimously approved by all Board members present unless otherwise noted.

**Work Session Minutes
January 4 and 5, 2011**

- 1. Meeting called to order at 3:00 pm.** Jon Glass read the following motion from the December 13, 2011 TAA Board meeting. A motion was made and approved to form a committee and enter into negotiations to define lease agreement details with Chris Rounds before the January 10, 2012 Board meeting. The Skydivers will also be included in the negotiations.
- 2. Public Comments** – No comments.

3. Old Business

A. **North Hangar** – Chris Rounds and Mike Mullins outlined proposals for leasing the north hangar from the Airport Authority. **A motion was made and approved** to forward the following recommendations to the Board for consideration:

1. **Rent** – To the Chris Rounds for \$1,000 per month.
2. **Lease Term** – 5 years. Mr. Rounds will provide space in the hangar for 12 months to TN Skydiving while they attempt to build a hangar.
3. **Utilities** – Tenant pays.
4. **Insurance** – Tenant will pay pro-rated amount of City Insurance policy amount. Jeremy Bell to determine any other Insurance requirements including flight training.
5. **Improvements** – Improvements from \$250 to \$499 require Airport Manager approval. Improvements greater than \$500 require TAA approval.
6. **Sub-Lease** – Same requirements as typical TAA leases. Mr. Rounds agreed not to undercut TAA pricing for community hangar Aircraft storage.
7. **Annual Compliance** – Mr. Rounds will provide quarterly reports to TAA and TAA will conduct annual performance reviews.
8. **Hangar Condition** – Mr. Rounds will provide a safe and clean facility for public use. The public use will be appointment the first year. TAA will retain access to the hangar.
9. **Transient Aircraft** – Mr. Rounds agreed to work with TAA on overnight Aircraft storage when needed.
10. **Out Clause** – 90 day out clause without cause for either party. Jeremy Bell will determine other requirements.

4. **Meeting recessed and reconvened at 3:00 on 1/5/11 and then adjourned at 4:30 pm.**

Submitted on 1/12/11

<Original Signed>

Jon Glass
TAA, Airport Manager

Minutes approved during the _____ meeting